

April 6, 2007

City of Las Vegas, Planning Department
400 Stewart Avenue
Las Vegas, NV 89101

Subject: Bank of America
NEC MLK & Washington
Las Vegas, Nevada
APN: 139-28-604-008

Bank of America is proposing a new, one-story, freestanding branch bank with drive-thru at the northeast corner of Martin Luther King Jr. Blvd. and Washington Avenue, as a result of the pending closure of the existing branch across the street on the southwest corner due to street widening along MLK and the loss of driveway access & parking for that facility.

The proposed building is Type 5-B construction, consisting of stucco, colored metal canopies and storefront glazing. We are proposing two drive-thru lanes of ATMs with stacking for 12 cars collectively. The proposed site layout will include 15'-0" wide landscaping at the ROW for MLK, Washington & N Street, 44 parking spaces, and a 30' wide 2-way drive access easement for the existing shops building to the north of the site. Other improvements will include landscaping, hardscaping, lighting, signage and flagpole. All substandard improvements currently on the site will be removed and replaced.

We are requesting a waiver for the trash enclosure requirement as office trash must be stored inside the branch for 5-days before being taken off-site & shredded per federal banking regulations. Wet trash from the break room will be taken off-site & disposed of by the bank's maintenance service per their national contract, so no trash will be generated at this site. We have attached a letter from the Bank further describing these requirements.

We are also requesting a waiver for the drive-thru stacking requirements per Title 19.04. We have met the intention of the code by providing stacking for 12 cars for the two proposed drive-thru lanes, but unlike the code, we have combined the drive-thru lanes into a single lane. This condition was a result of us conforming to the required landscaping widths at the right-of-way (15'-0" min.) impacting the width of remaining site once the proposed City street widening takes place.

The City Redevelopment Agency has requested the Bank provide a 30'-0" wide, 2-way drive access easement along the North property line in order to provide future access for the existing shops building North of the Bank's parcel. As a result of agreeing to this requirement, we are

asking for a waiver for minimum landscaping width along the North property line. We are proposing a 6'-0" wide landscaping buffer in lieu of the minimum 8'-0" buffer.

The Planning Department requested a few days after our Pre-Application Meeting that the Bank's site design comply with Title 19.10.010 for building orientation and parking orientation for corner lots. The Bank is requesting a waiver to this requirement. We feel this would be a detriment to the site to orient the drive-thru towards the street and create circulation for the drive-thru completely around the building. This could create an unsafe situation of cars exiting the drive-thru right at the point-of-entry on to the site. Drivers entering on to the site off MLK could also make the mistake of entering the drive-thru from the wrong direction. We feel the proposed site plan provides good circulation for emergency vehicles (and has been blessed by the Fire Department), provides a clear circulation path for customers, and avoids confusing traffic patterns caused by conforming with this requirement.

Summary:

Site area:	62,355 sq. ft. (1.43 acres)
Building area:	4,454 sq. ft. building w/ 1,428 sq. ft. canopy = 5,882 sq. ft.
Building coverage:	4,454 sq. ft. (7% of site)
Landscape:	18,162 sq. ft. (29% of site)
Hardscape:	39,739 sq. ft. (64% of site)
Parking required:	$4,454 / 200 = 22$ spaces
Parking provided:	43 spaces including (2) disabled access spaces
Existing Zoning:	C-1, Downtown Use Plan
Building height:	25'-0" max.

Thank you for your consideration of this application.



Scott McCage
Senior Associate

Gensler of Nevada
201 E. Washington, Suite 1450
Phoenix, AZ 85004
(602) 523-4901
scott_mccage@gensler.com

SDR-21151
05/24/07 PC

201 East Washington
Suite 1450
Phoenix AZ 85004
Tele 602-523-4900
Fax 602-523-1949